

Text Added to the Middle Green Valley Specific Plan Describing Water Supply Option C (SID Surface Water)

The following changes are made to Section 4.3.1 and Section 4.3.3 of the Middle Green Valley Specific Plan.

I. The first paragraph of Section 4.3.1 is revised to add the text shown in underline and to delete the text shown in strikethrough below:

4.3.1 OVERVIEW OF WATER AND WASTEWATER PROVISIONS

~~Three~~Two water and two wastewater ~~system~~ options are proposed for the Specific Plan area: Option A (wastewater and water supply) would involve connection of the Specific Plan development areas (“neighborhoods”) to the City of Fairfield municipal water and sewer systems; ~~and~~ Option B (wastewater and water supply) would involve use of a common “onsite” or “off the grid” water and wastewater system to serve the Specific Plan development areas (“neighborhoods”); ~~and~~ Option C (water supply) would provide water service to the Specific Plan area via surface water supplied by the Solano Irrigation District (SID) and treated to potable (Title 22) levels at the City of Fairfield treatment plants. These ~~two~~ alternative proposals are summarized below.:

II. The following text is added to Section 4.3.1, following the discussion of Option B:

Water Supply Option C – (SID Surface Water):

SID has jurisdiction over the central part of the Specific Plan Area (Figure 4-4, showing SID service area) and is the default potable water purveyor within its boundaries. The Solano Project water rights that SID would use under water supply Option C, the County’s preferred option, presently show a Place of Use that is larger than, and includes, the current SID service area, but does not presently encompass the entire Plan Area. Under water supply Option C, SID would seek approval of a Petition for Change in Place of Use to encompass the entire Specific Plan development area and then annex the Place of Use area into SID’s service area and serve all Specific Plan domestic uses with SID surface water. Consistent with current conditions, surface water from SID and some groundwater would continue to be used to serve existing agriculture and ag-residential uses. As with Options A and B, recycled water from the project would be used to serve new landscaped areas, and future agriculture and ag-residential uses under the Specific Plan would be served non-potable water by SID.

Because SID does not have water treatment facilities, SID surface water would be treated at the City of Fairfield treatment plant(s) to meet safe drinking water standards for domestic use. The potable water would be delivered to the Specific Plan development areas for domestic use via a proposed connection to the City of Fairfield’s existing 24-inch water main “flange” at the corner of Green Valley Road and East Ridge Road near the southeast corner of the Plan Area. As under Option A, the proposed water supply infrastructure system would consist of approximately nine miles of onsite pipeline and

500,000 gallons of onsite storage (for fire hydrants and sprinklers) in two water storage tanks at elevation.

SID's jurisdiction does not cover the entire 1,905-acre Specific Plan area; approximately 90 acres lie outside the SID service area. Therefore, service of the entire Specific Plan area by SID would require approval by the State Water Resources Control Board (SWRCB) of a Petition for Change in Place of Use to encompass the Specific Plan area, and then annexation of this added area by SID to include it in its service area. In addition, approval from the Solano County Local Agency Formation Commission (LAFCO) would be required for SID to change its service area boundary (to annex in the full Place of Use).

Under Option C, all Specific Plan primary and secondary residences (estimated to be 341 units within the current SID service area and 159 units within the area that would be annexed) would be served with potable water by SID.

To address potential uncertainty with regard to the approvals needed from the SWRCB and Solano County LAFCO to allow SID to serve water to the entire Specific Plan area, two variations of Option C are also included for that portion of the Specific Plan area outside the SID service area boundary: Option C1 contemplates use of groundwater to serve these residences, and Option C2 contemplates use of municipal water from the City of Fairfield.

i. Water Supply Option C1 (SID Surface Water and Onsite Groundwater):
Approximately 97 primary residences and 62 secondary residences are proposed outside of the current SID service area.

If the process to obtain approval for a Petition for Change in Place of Use is lengthy, or if the approval is not obtained, SID could seek approval from LAFCO to annex the Solano Project Place of Use into its service area. In this case, surface water from SID would supply potable water to the 52 primary residences and 17 secondary residences that are outside the current service area but inside the current Place of Use. The units located outside the Place of Use boundary, would be served by groundwater, treated to potable Title 22 levels at the well, then connected to the SID infrastructure at the nearest point where it would be blended with the treated SID surface waters. If SID experiences any problem with annexation of the Place of Use, the SID service area would remain as it is and all units outside the current SID service area (estimated to be 97 primary units and 62 secondary units) would be serviced by onsite groundwater wells. Again, the water would be treated to potable Title 22 levels at the well, and then connected to the SID infrastructure at the nearest point, where it would be blended with the treated SID surface water. As under Option C, the remainder of the Specific Plan area within the SID service area would be served by surface water from SID for domestic uses; SID and groundwater would continue to supply non-potable water for existing agricultural and ag-residential uses; recycled water from the project would be used to serve landscaped areas; and future agriculture and ag-residential uses under the Specific Plan would be served by non-potable water by SID.

ii. Water Supply Option C2 (SID Surface Water and City of Fairfield Municipal Connection)

Under Option C2, either residential units outside the Solano Project Place of Use boundary or all residential units proposed outside of the current SID service area would

receive domestic water from the City of Fairfield. As under Option C, the remainder of the Specific Plan area within the SID service area would be served by surface water from SID for domestic uses; SID and groundwater would continue to supply non-potable water for existing agricultural and ag-residential uses; and recycled water from the project would be used to serve landscaped areas; and future agriculture and ag-residential uses under the Specific Plan would be served by non-potable water by SID.

Regardless of which water supply option is chosen, the Specific Plan proposes establishment of a CSA (refer to Section 4.3.2) to fund and oversee wastewater, storm drainage, and parks and recreation facility construction and provide the necessary ongoing financial and management structure for these Plan Area facilities. Under water supply Options A and B, the water system would also be overseen by the CSA; under Option C, it would be overseen by SID. Through the proposed CSA, Solano County would be responsible for providing the level of treatment necessary for groundwater to meet safe drinking water standards for residential (domestic) use. The CSA would be granted limited powers, and administered by the County. The CSA would be required by law to adhere to federal, state, regional, and local (County) water supply standards. It is assumed that the CSA would encompass only the proposed Specific Plan development areas.

III. The following text is added to Section 4.3.3, following the discussion of Alternative Water Source 3:

4.3.3 WATER SUPPLY AND DISTRIBUTION FACILITIES

Alternative Water Source 4

The Solano Project is SID's primary water supply, and this supply is based on water rights filed with the SWRCB.

SID receives water from the Solano Project, which delivers surface water from Lake Berryessa, (the reservoir area behind Monticello Dam in Napa County), through various Solano Project system features such as the Putah Diversion Dam, the Putah South Canal (PSC) with a small terminal reservoir, and associated waterways, laterals, and drainage works. SID currently delivers water from Lake Berryessa to four cities, the Maine Prairie Water District, and individual SID customers, including numerous customers in the Plan Area.